

NOTICE OF SALE

BY VIRTUE of a decree heretofore granted in the case of: Wells Fargo Bank, NA vs. Melissa M. Hembree a/k/a Melissa Moyer Hembree: Gem Lake Estates Association, Inc.; , C/A No. 12-CP-02-02625, The following property will be sold on ~~September 3, 2013~~ ^{October 3, 2013} at 11:00 AM at the Aiken County Courthouse to the highest bidder:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the County of Aiken, known and designated as Lot 12, Phase N, shown on a plat of Gem Lakes, Phase N, dated February 23, 1989, final revision dated April 24, 1991, and recorded in Plat Book 26, Page 191, records of Aiken County. Reference being made to said plat for a more complete and accurate description thereof.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Derivation: Book 4040 at page 1184.

644 Lakeside Drive, Aiken, SC 29803-7530

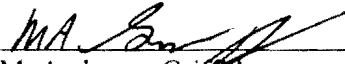
107-05-16-030

SUBJECT TO ASSESSMENTS, AIKEN AD VALOREM TAXES, EASEMENTS AND/OR, RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.

TERMS OF SALE: A 5% deposit in certified funds is required by 1:00 p.m. on the day of the sale. The deposit will be applied towards the purchase price unless the bidder defaults, in which case the deposit will be forfeited. If the successful bidder fails, or refuses, to make the required deposit on the day of sale or fails or refuses to comply with the bid within 20 days, then the property will be resold at the bidder's risk. No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 5.625% per annum. For complete terms of sale, see Judgment of Foreclosure and Sale filed with the Aiken County Clerk of Court at C/A #12-CP-02-02625.

NOTICE: The foreclosure deed is not a warranty deed. Interested bidders should satisfy themselves as to the quality of title to be conveyed by obtaining an independent title search prior to the foreclosure sale date.

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Attorney for Plaintiff
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013263-02753 FM


M. Anderson Griffith
Master in Equity for
Aiken County

Website: www.rtt-law.com (see link to Resources: Foreclosure Sales)

NOTICE TO PRINTER: Please insert:

____ Once during week commencing _____
____ Once during week commencing _____
____ Once during week commencing _____